

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
NOVEMBER 15, 2016**

The Columbus Board of Zoning Adjustment will hold a public hearing on the following applications on **TUESDAY, NOVEMBER 15, 2016 at 6:00 P.M.** in the First Floor Hearing Room of the Department of Building & Zoning Services, 757 Carolyn Avenue.

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the public hearing. It is the rule of the Board to dismiss an application when a representative is not present.

Further information may be obtained by visiting the City of Columbus Zoning Office website at www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment or by calling the Department of Building and Zoning Services, Public Hearings section at 645-4522.

- 01. Application No.:** BZA16-124
Location: 4059 GLENMONT PLACE (43214), located on the west side of Glenmont Place, 172 feet north of Glenmont Avenue.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.27, Rear yard.
To reduce the required rear yard from 25% of the total lot area (1,800 square feet) to 18% (1,285 square feet) of the total lot area. (Existing rear yard is non-conforming at 19%; 1,370 square feet).
Proposal: To construct an addition to an existing garage and covered porch.
Applicant(s): Sandra LaFontaine
5844 North High Street
Worthington, Ohio 43085
Attorney/Agent:
Property Owner(s): Catherine Neffenger
4059 Glenmont Place
Columbus, Ohio 43214
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 02. Application No.:** **BZA16-125**
Location: **1897 & 1900 MCKINLEY AVENUE (43222)**, located on the north and south side of McKinley Avenue, approximately 1,600 feet west of Grandview Avenue.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance & Special Permit(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
An impound lot, junk yard or salvage yard requires a Special Permit.
3392.10(b), Performance requirements.
To allow a portion of a junk yard, impound lot, or salvage yard to be located within an area designated as a special flood hazard area and to increase the allowable pile height from 10 feet to 18 feet.
3363.41(b)
To reduce the setback of outdoor storage from 20 feet to 2 feet on the north lot line of 1900 McKinley Avenue and to 19' for the east lot line at 1897 McKinley Avenue.
Proposal: To establish a junk and salvage yard on adjacent properties.
Applicant(s): Caspian Group, LLC.
1911 Abbotsford Green Road
Powell, Ohio 43065
Attorney/Agent: John Ingwersen, Architect
1050 Bryden Road
Columbus, Ohio 43205
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 03. Application No.:** **BZA16-126**
Location: **86 MONTROSE WAY (43214)**, located on the north side of Montrose Way, approximately 98 feet west of West Torrance Road.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.35, Accessory building.
To permit the establishment of habitable space above a detached garage that is not ordinarily appurtenant thereto.
Proposal: To allow an existing, habitable space to continue to be used as a bedroom.
Applicant(s): Austin J. & Amy Elizabeth Knuppe
86 Montrose Way
Columbus, Ohio 43214
Attorney/Agent: None
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

- 04. Application No.:** **BZA16-127**
Location: **4370 INTERNATIONAL GATEWAY (43219)**, located on the north side of International Gateway, approximately 1,745 feet east of Goshen Lane.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3312.21, Landscaping and screening.
To reduce the required number of interior landscaping trees in the parking lot from 33 to 0.
Proposal: To not provide interior trees for a parking lot.
Applicant(s): Woolpert; c/o Doug Lienen
4454 Idea Center Boulevard
Dayton, Ohio 45430
Attorney/Agent: None
Property Owner(s): Columbus Regional Airport Authority; c/o Ray Fridley
4600 International Gateway
Columbus, Ohio 43219
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
- 05. Application No.:** **BZA16-128**
Location: **186 EAST SYCAMORE (43206)**, located at the northeast corner of Sycamore Street and Macon Alley.
Area Comm./Civic: German Village Commission
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3312.29, Parking space.
To reduce the required width of a parking space from 9 feet to 8.67 feet.
Proposal: To add one off-street parking space.
Applicant(s): Daniel Kline
186 East Sycamore Street
Columbus, Ohio 43205
Attorney/Agent: William Hugus, Architect
750 Mohawk Street
Columbus, Ohio 43206
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

- 06. Application No.:** **BZA16-130**
Location: **749 OAK STREET (43205)**, located on the south side of Oak Street, approximately 350 feet east of Parsons Avenue.
Area Comm./Civic: Near East Area Commission
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.38(G), Private garage.
To increase the allowable height of a detached garage from 15 feet to 26 feet.
3332.38(H), Private garage.
To allow habitable space in the second story of a detached garage.
Proposal: To construct a 26 foot tall detached garage with a second story habitable space.
Applicant(s): Jared P. Freeman
749 Oak Street
Columbus, Ohio 43205
Attorney/Agent: Steve Stroh, Architect
2607 West Choctaw Drive
London, Ohio 43140
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov
- 07. Application No.:** **BZA16-131**
Location: **2205 PARSONS AVENUE (43215)**, located on the west side of Parsons Avenue at the terminus of Groveport Pike.
Area Comm./Civic: South Side Area Commission
Existing Zoning: M, Manufacturing. District
Request: Special Permit(s) to Section(s):
3389.12, Portable building.
To allow two portable buildings for a two year period.
Proposal: To allow the continued use of two portable buildings for two years.
Applicant(s): PSC Metals, Inc.; c/o Donald Plank, Attorney
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Same as applicant.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

08. Application No.: BZA16-132
Location: 2116 WEST HENDERSON ROAD (43220), located at the northeast corner of Dierker Road and West Henderson Road
Area Comm./Civic: Northwest Civic Association
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3372.704(b)*, Setback requirements.
To increase the building setback along a secondary road (Dierker Road) from 25 feet to 60* feet.
3312.21, Landscaping and screening.
To reduce the number of tree islands from 4 to 3.
3372.705, Building design standards.
To reduce the lot width of a principal building from 60% to 53%
3372.709, Parking and circulation
To allow parking, stacking and circulation to occur on site other than behind the building.
Proposal: To raze an existing restaurant and construct a new 5,640 commercial building.
Applicant(s): PKC Properties, Ltd.
2116 West Henderson Road
Columbus, Ohio 43220
Attorney/Agent: Maverick Builder, Inc. c/o Marcia Campbell
1667 Gateway Circle
Grove City, Ohio 43123
Property Owner(s): Applicant
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

09. Application No.: BZA16-078
Location: 990 DUBLIN ROAD (43215), located on the north side of Dublin Road, west of the Franklin County Engineer's property line.
Area Comm./Civic: None
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3312.09, Aisle.
To reduce the minimum 20 foot aisle width for 90 degree parking spaces to 0 feet – 10 feet related to internal property lines and the City of Columbus/City of Grandview Heights corporation line.
3312.21, Landscaping and screening.
To reduce the total (Columbus) number of interior parking lot trees from 113 to 66; to reduce the number of interior parking lot trees for development areas A, B, and C from 63, 20 and 31, respectively, to 44, 6 and 16, respectively and to place interior parking lot trees generally as depicted on the Overall Landscape Plan rather than dispersed throughout the parking lot.
3312.25, Maneuvering.
To permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces.
3312.27, Parking setback line.
To reduce the Dublin Road parking setback line from 10 feet to 5 feet.
3312.29, Parking space.
To permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided.
3312.51, Loading space.
To permit maneuvering area for loading spaces to occur across an internal property line, subject to applicable total code required maneuvering area being provided.
3363.24, Building lines in an M-manufacturing district.
To reduce the Dublin Road building setback line from 50 feet to 10 feet, subject to the dedication of Dublin Road right-of-way totaling 50 feet from the center line.
Proposal: A shopping center.
Applicant(s): 810 Grandview L.L.C.; c/o Donald Plank; Plank Law Firm
145 East Rich Street, 3rd Floor
Columbus, Ohio 43215
Attorney/Agent: Same as applicant.
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

10. **Application No.:** **BZA16-094**
Location: **1041 JOYCE AVENUE (43219)**, located on the west side of Joyce Avenue, approximately 675 feet north of East 5th Avenue
Area Comm./Civic: North Central Area Commission
Existing Zoning: M, Manufacturing District
Request: Variances(s) to Section(s):
3389.07, Impound lot, junk yard or salvage yard.
To allow an existing salvage yard operation to continue.
3363.19, Location requirements.
To reduce the required separation of a more objectionable use from a residential district from 600 feet to approximately 455 feet.
Proposal: A salvage yard.
Applicant(s): John Miller
1041 Joyce Avenue
Columbus, Ohio 43219
Attorney/Agent: Porter Wright; c/o Scott North
41 South High Street
Columbus, Ohio 43215
Property Owner(s): I. H. Schlesinger Sons, Inc.
1041 Joyce Avenue
Columbus, Ohio 43219
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov
11. **Application No.:** **BZA16-110**
Location: **4842 NORTHTOWNE BOULEVARD (43229)**, located on the east side of Northtowne Boulevard, approximately 112 feet north of the terminus of Trent Road.
Area Comm./Civic: Northland Community Council
Existing Zoning: SR, Suburban Residential District
Request: Variances(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the maximum side yards required from 20% of the lot width (11.3 feet) to 19% of the lot width (11 feet).
3332.26, Minimum side yard permitted.
To reduce the minimum side yard on the north side from 5 feet to 1 foot.
Proposal: To construct a 260 square foot, attached garage addition.
Applicant(s): Margaret W. Njenga
4842 Northtowne Boulevard
Columbus, Ohio 43229
Attorney/Agent: Thomas B. Shelby
1592 Granville Street
Columbus, Ohio 43203
Property Owner(s): Same as applicant.
Case Planner: David J. Reiss, 645-7973
E-mail: DJReiss@Columbus.gov